

SUPERFUND

Fact Sheet

WYCKOFF/EAGLE HARBOR SUPERFUND SITE *Bainbridge Island, Washington*



U.S. ENVIRONMENTAL PROTECTION AGENCY

June 2001

Wyckoff's Future: How Will It Be Decided?

Now that site cleanup is starting to move into high gear, EPA is receiving many questions about the future use of the site. Who owns the land? Could the site be sold in portions? What about sale proceeds? Who decides how the site will be used in the future?

The Wyckoff property has been held in trust (owned) by Pacific Sound Resources Environmental Trust since 1994. Eventual sale of the property will be handled by the Trust. The property must be sold in whole or in portions, subject to applicable law, at the Trust's discretion. After evaluating offers, the Trust will make recommendations to EPA regarding sale of the property. Under the Consent Decree (see box), EPA has final approval authority, on behalf of the Trust beneficiaries, for the sale. EPA will rely strongly on the Trustee recommendation and also will consider the site's assessed value, issues of law, and the value of comparable properties. Trust proceeds are to be paid to EPA to reimburse cleanup costs and to the Natural Resource Trustees to compensate for harm to natural resources.

EPA does not make decisions about future land use at Superfund sites. It is the responsibility of local government, working with affected property owners and other concerned parties, to make land use determinations. EPA's role is to perform cleanup actions that will make the site safe for reasonably anticipated future uses.

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Consent Decree Created Environmental Trust

A settlement with the Wyckoff Company (renamed Pacific Sound Resources in 1988) was embodied in a Consent Decree in 1994. The Decree created the PSR Environmental Trust. The heirs of the Wyckoff Company founders, owners and operators placed all ownership rights and shares in the Company into the Trust, to allow the Trust to maximize liquidation of all company assets for the benefit of the environment. The beneficiaries of the Trust are EPA and the four Natural Resources Trustees:

- United States Department of the Interior
- National Oceanic and Atmospheric Administration of the Department of Commerce
- Suquamish Tribe
- Muckleshoot Tribe

A memorandum of agreement was entered into by the beneficiaries to ensure that settlement proceeds would be applied toward both environmental response and natural resource restoration goals.

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Also, EPA can require *institutional controls* at the site, measures to protect the cleanup remedy over the long-term or to prevent possible exposure to contaminants at a site. Institutional controls are non-engineered controls such as easements, covenants, and zoning restrictions that can limit land or resource uses.

EPA has worked closely with the City of Bainbridge Island and the community for years to describe cleanup plans and provide information to support decisions for future land use. EPA has selected residential cleanup standards, the most protective standards, as the cleanup goal at the site. If attained, this level of cleanup would allow for residential, commercial, and/or recreational uses, which gives maximum flexibility to the City for making land use decisions.

Lots Of Activity At Wyckoff This Summer

There will be lots of activity at the Wyckoff site this summer. Following is a re-cap of upcoming site work.

Construction

Construction begins this summer to prepare the site for the steam injection pilot study. EPA will install a vapor cap, injection and extraction wells, instrumentation, and a boiler building. Remaining construction, such as installation of the boiler, pumps, and piping, and treatment plant modifications will begin this fall. The pilot system likely will be online in early 2002 and will operate for one and a half years: a year of steam injection and contaminant extraction, and another 6 months of continued contaminant removal (after the steam is turned off). EPA will take measures to minimize any disturbance during construction and operation of the system. The construction period will be Monday through Friday, with an occasional Saturday, from 7:30 a.m. to 5:00 p.m.

Truck traffic will be limited because construction materials will be delivered by barge. Truck access during construction will be through the Taylor Avenue road. Signs will be posted to caution local drivers about trucks crossing. The highest period of truck traffic is anticipated during the months of July and August.

Water Well Installation

Beginning in late July and extending through August, EPA will drill a well on the site to serve as the water source for pilot study operations. EPA made this decision after discussing water supply options with the interested parties, including the City of Bainbridge Island, Suquamish Tribe, Association of Bainbridge Communities, Natural Resource Trustees, and others. EPA considered cost, reliability, feasibility, schedules, and environmental impact in determining that the well was the best option for supplying water to the pilot plant. EPA will re-evaluate use of the well during remedial design for the full scale project.

EPA plans to limit the use of well water by recycling process water. By installing a cooling tower, we can reduce the system's water needs to as low as 20-70 gallons per minute.

EPA will conduct pumping tests during construction of the on-site well to ensure that our use of this well will not impact nearby wells at Bill Point, Eagledale, and Taylor Avenue. EPA will also monitor these same nearby wells during operation of the pilot system to ensure continued integrity of the groundwater aquifer system.

Cleanup of Former Log Storage/Peeler Area

After about 10,000 cubic yards of contaminated soil is excavated in July and August, the Former Log Storage/Peeler Area on the western portion of the site can be called clean. Excavated areas will be backfilled with clean soil, and contaminated soil will be moved to the Former Process Area for eventual treatment. Measures will be employed during excavation and backfill activities to minimize airborne dust.

Capping

Last construction season, EPA placed a 3-5 foot thick cap over a 15-acre area extending the existing 50-acre clean sediment cap to the shoreline of the Wyckoff property. During this construction season (August 15, 2001 to February 15, 2002), EPA will complete the East Harbor capping process by placing clean material near the shoreline to create a gently sloping new beach in front of a 500 foot section of the sheet pile wall. This new beach area will link the habitat beach created last season with beach areas around the rest of the site. Construction will likely take less than one month. The exact start date for construction has not yet been determined.

EPA Considers Public Comment on Potential Buffer Zone

In the March, 2001 EPA Wyckoff/Eagle Harbor fact sheet, EPA solicited public comment on the potential use of vegetated "buffer" areas along the Wyckoff shoreline after cleanup. The intent of these buffer areas is to separate critical habitat from nearby development and human activity, and to ensure that the cleanup remedy and mitigation area are protected. Buffers also reduce impacts from stormwater runoff and provide essential habitat and nutrients for fish and coastal organisms.

EPA received 17 comment letters and e-mails concerning the potential use of vegetated buffers at the Wyckoff site. Sixteen of the comment letters and e-mails received were strongly in favor of the concept to protect intertidal and subtidal areas created or enhanced by the cleanup, and to create shoreline habitat. The comment letters in favor of buffer zones at the site included resolutions from the Bainbridge Island City Council and the Bainbridge Island Park & Recreation District. One e-mail was generally opposed to the concept, noting that buffer zones could take a significant amount of upland area away from future development. In addition to the public comment letters and e-mails received during the comment period, EPA also received correspondence from the Suquamish Tribe, the

National Marine Fisheries Service of NOAA, the U.S. Fish and Wildlife Service, and the Washington State Fish and Wildlife Service calling for and strongly advocating the creation of buffer zones at the Wyckoff site.

EPA believes that the functions provided by buffer zones are critical to the long term protection of the cleanup remedy and mitigation area at the site. In line with the sentiments expressed by the public and the Natural Resource Trustee agencies, EPA will draft a Preliminary Institutional Controls Plan (ICP) in the near future. The ICP will detail performance standards that must be met by the landowner under local control and oversight, to protect the intertidal and subtidal areas which are part of the site's cleanup remedy. While more detail will be provided in the ICP, performance standards for future use of the site will generally include the following:

- There must be adequate separation between intertidal habitat and upland human activity;
- Impacts to intertidal areas from stormwater runoff, including erosion and contaminant transport, must be prevented; and

- Essential habitat for fish, intertidal organisms, and upland shoreline wildlife for feeding, breeding, rearing and cover must be provided and maintained.

The detailed performance standards to be included in the Preliminary ICP will address the protection of intertidal areas around the entire property. Although a limited vegetated buffer (about 10 to 15 feet in width from the top of the shoreline) for the newly created habitat beach on

the western portion of the property will be planted this fall as part of mitigation for site cleanup, this measure may be modified in the future by the landowner to comply with specific ICP performance standards.

EPA would like to thank all members of the public that provided comments on this issue. The Preliminary ICP should be available in the information repository by the end of August, 2001.

Site Background

EPA listed Wyckoff/Eagle Harbor as a Superfund site in 1987. The former Wyckoff wood treating facility, located at the mouth of Eagle Harbor on Bainbridge Island, operated from the very early 1900's to 1988. Soils at the facility, and groundwater beneath the facility, are severely contaminated. Contaminants include creosote and other wood treatment compounds. About 1 million gallons of creosote product remains in the site's soil and groundwater. These contaminants pose a risk to public health and the environment.

A groundwater extraction and treatment system has been operated on site since 1990. However, contaminants were still moving into the marine environment until the sheet pile wall was installed in 2001. EPA will use thermal treatment technologies to clean up remaining soil and groundwater contamination.

In Eagle Harbor, bottom sediments were severely contaminated with chemicals from wood-treating and shipyard operations. A public health advisory recommends against eating fish and shellfish from the harbor. Contaminated sediments in various locations were capped with clean material in 1994, 1997, and 2000. Capping continues.

For More Information

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Toll-Free Telephone Number

1-800-424-4372

EPA Web Site:

www.epa.gov/r10earth/
click on "index" at the bottom
click on "W" for Wyckoff

Documents: The Administrative Record is a file that contains all information used by EPA to make decisions on the cleanup actions from the beginning of the site's history. The Administrative Record can be reviewed at the EPA Records Center, 7th Floor, 1200 Sixth Avenue, Seattle. Call 206/553-4494 to make an appointment. Select documents can be viewed at the Information Repository located at the Bainbridge Island Public Library, 1270 Madison Avenue North. If the library does not have the document you need, feel free to call Andrea Lindsay, EPA Community Involvement Coordinator, at (206) 553-1896.

Additional services can be made available to persons with disabilities by calling EPA toll-free at 1-800-424-4372 or (206) 553-1200..

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For More Information



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